

CERTIFICATE OF APPROPRIATENESS

Applicant: Susan Mitchell, agent for Kevin Simmons, owner

Property: 1138 W Fugate Street Lot 10 Block 22, North Norhill Subdivision. The property includes a historic 1,216 square foot, brick single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Brick Bungalow, constructed circa 1925, located in the Norhill Historic District. The contributing one-story garage was constructed circa 1930.

Proposal: Alteration – Addition: The applicant is proposing the following:

- Demolish existing garage.
- Construct a second story addition.
- Replace non-original secondary front door with new window that matches adjacent windows and be inset and recessed. See photos and Sanborn map for proof. This house has always been a single-family residence and not a duplex.
- Construct a new garage (will be added in a separate COA)
- Replace damage windows with inset and recessed wood windows and repair the existing windows that do not contain wood rot.

Civic Association: See enclosed application materials and detailed project description for further details.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

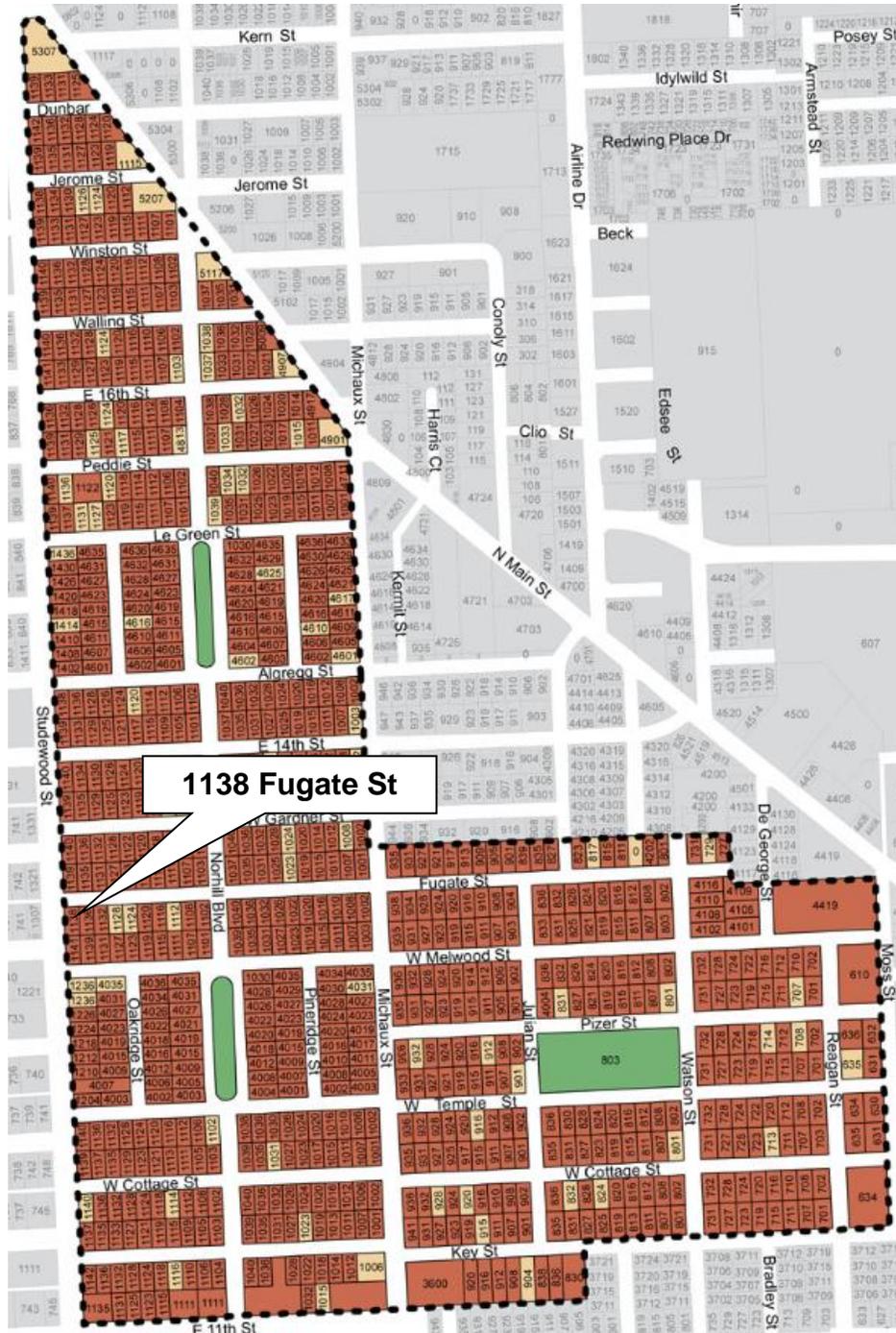
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

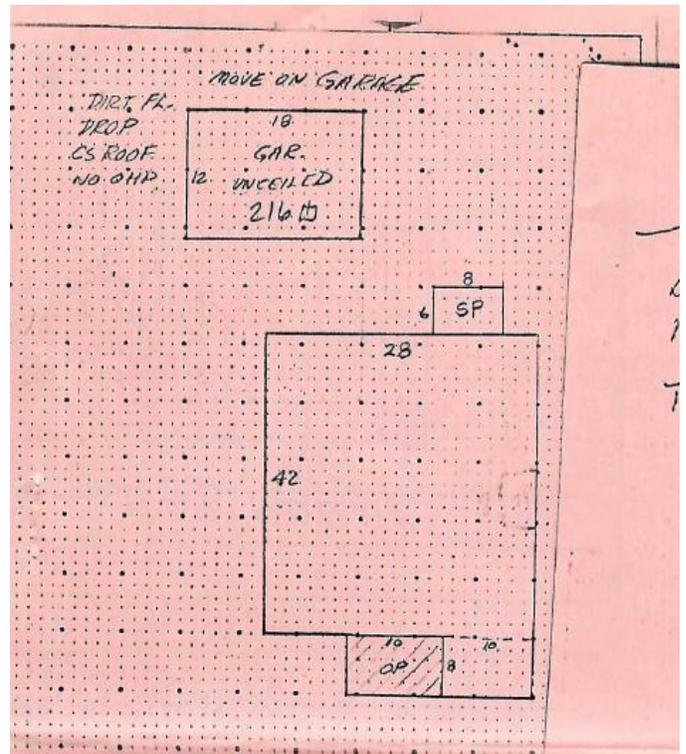
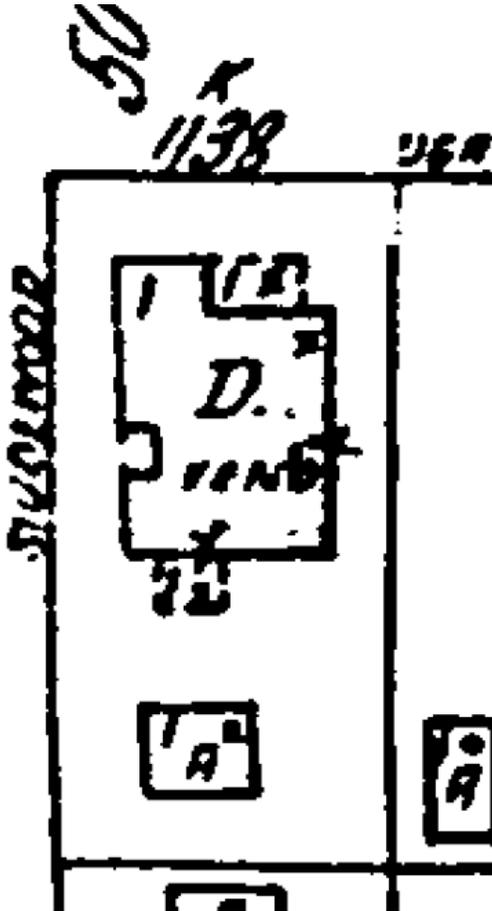


Figure 1- Original House



Figure 2- Garage

1924-1951 SANBORN MAP & BLA 1969



NON-ORIGINAL SECOND DOOR PHOTOS



PHOTOS



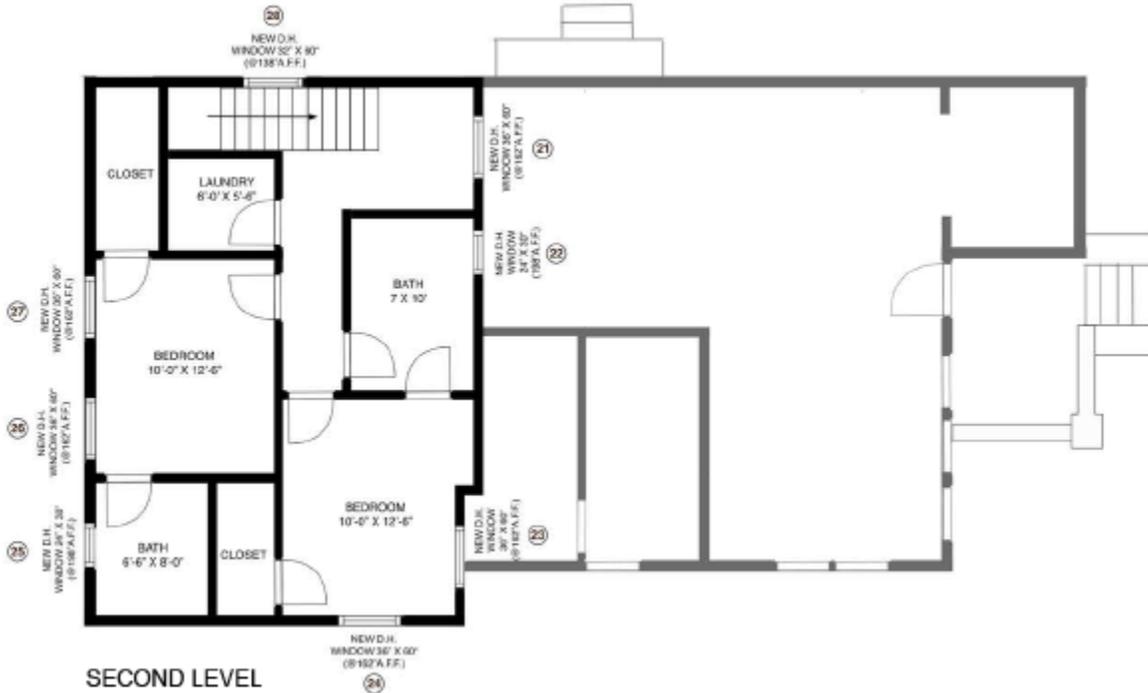






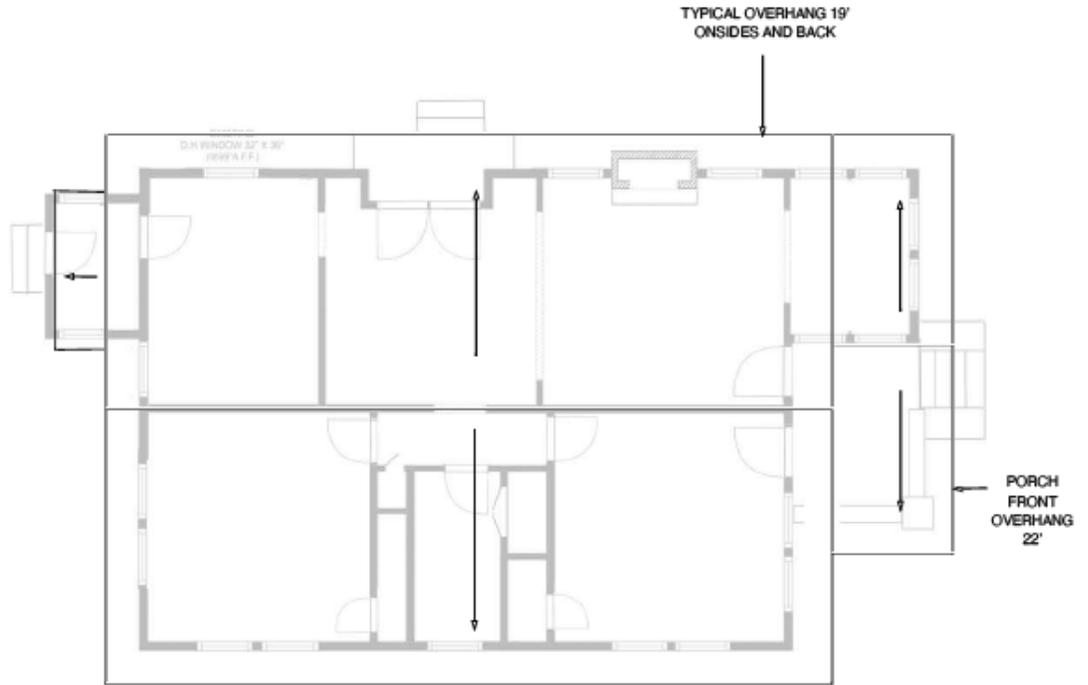


FLOOR PLAN
SECOND FLOOR
PROPOSED

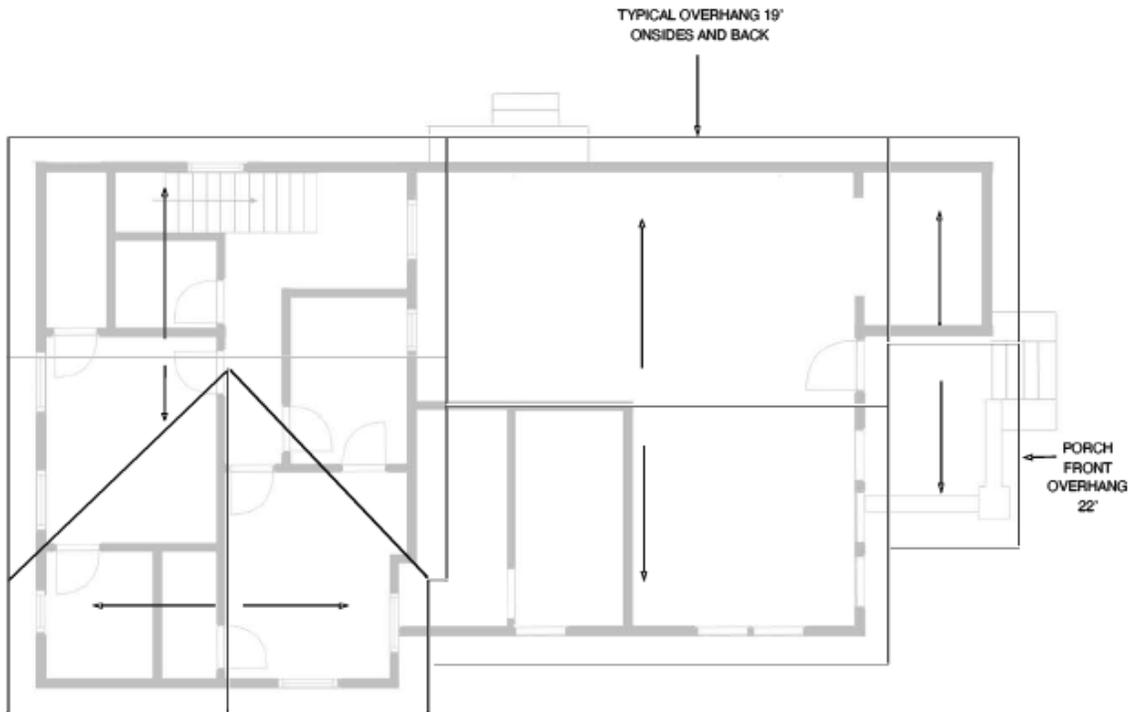


ROOF PLAN

EXISTING



PROPOSED



FRONT ELEVATIONS

EXISTING

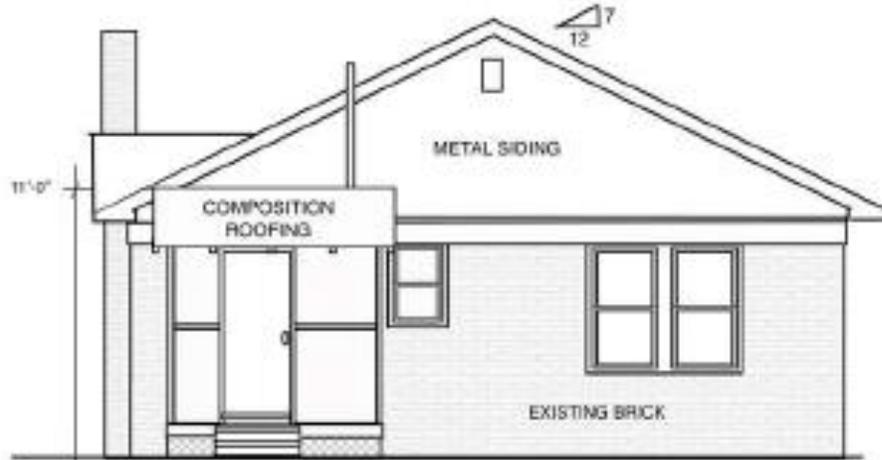


PROPOSED

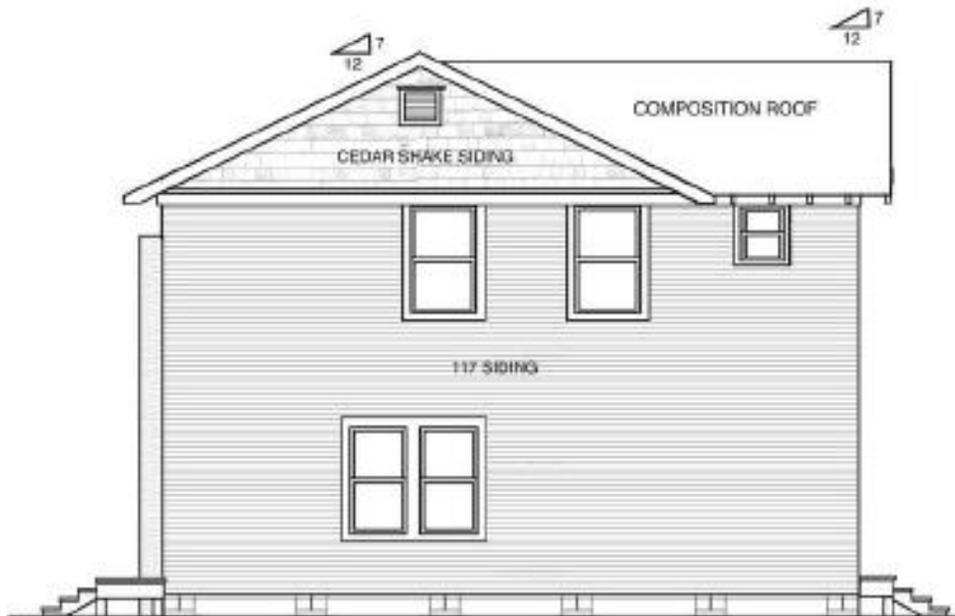


REAR ELEVATIONS

EXISTING

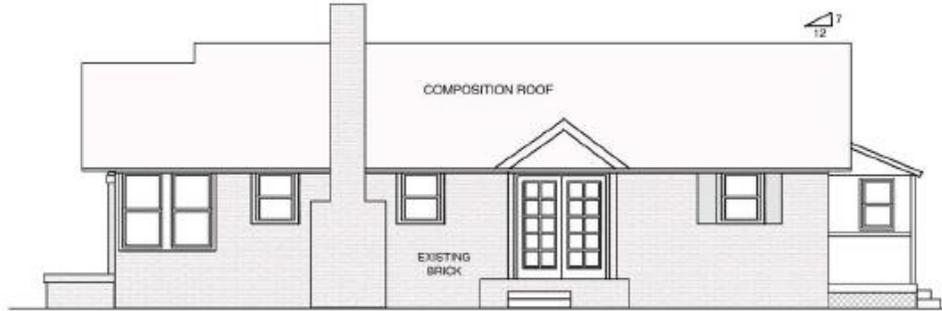


PROPOSED



SIDE ELEVATIONS

EXISTING

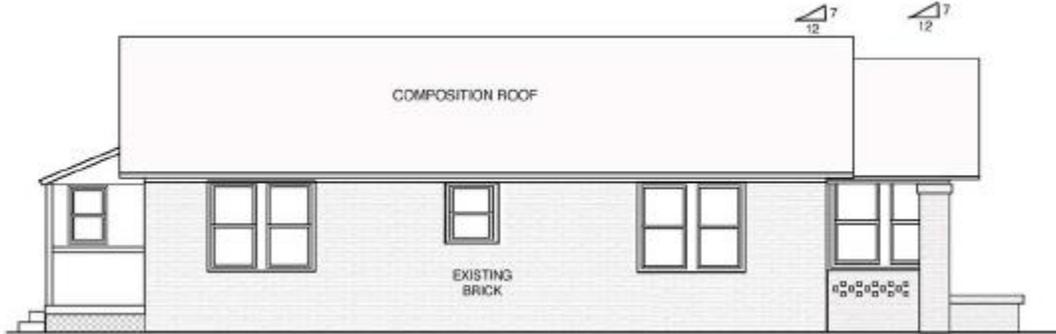


PROPOSED



SIDE ELEVATIONS

EXISTING



PROPOSED









ATTACHMENT A
NORHILL NEIGHBORHOOD ASSOCIATION